



Riverside Dene Secondary Heating System Pipework Replacement

Client – Newcastle City Council

Nominated Representative – Your Homes Newcastle

Appendix 1

Client Project Brief

Riverside Dene Pipework Replacement - Client Brief

Riverside Dene consists of 5 high rise tower blocks on Park Road, Newcastle upon Tyne, these being;

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|---------------------------|----------|
| • The Pines - NE4 7ET | 76 Flats |
| • The Larches - NE4 7EL | 75 Flats |
| • The Sycamores - NE4 7ER | 76 Flats |
| • The Hawthorns - NE4 EP | 76 Flats |
| • The Cedars – NE4 7DX | 80 Flats |

The blocks were extensively remodelled in 2010, the heating systems were replaced and connected to Cruddas Park district heating network, this is managed by Vital Energy. The heating system secondary pipework (Durapipe Friatherm C-PVC) is fed from a plate heat exchanger in the ground floor plant room of each block. Pipework rises to the first floor and is then split into four separate risers (each located within properties) from the riser the pipework feeds an Eslon Coral Si thermal store.

Over the past 7 years there have been numerous failures on the C-PVC secondary mains heating pipework causing damage to properties and inconvenience to tenants.

YHN would like to replace the system pipework and have the following key criteria;

1. C-PVC pipework from ground floor plant room heat exchanger to be replaced with more robust offering.
2. Risers to be located in communal areas with sufficient insulation to avoid heat build-up.
3. Isolation to be fitted outside of every property.
4. Secondary system pipework from thermal store in property to communal corridor be replaced to more robust offering.
5. Replacement of existing heat meters to those of the attached specification.

YHN would like to have The Larches carried out as a pilot block, followed by 2 simultaneous streams, this being The Hawthorns / The Sycamores and The Pines / The Cedars. Each property has an electric immersion heater, this can be utilised for back up hot water, the contractor must look to minimise down time for heating and make provision for temporary heating should it be required.

The contractor must make 3 documented attempts to access each property, after which notification should be made to YHN.

All contract variations to be costed and agreed with YHN / WSP prior to being completed.

YHN would like to appoint a contractor to carry out the installation of the design proposals proposed by WSP.